

# Conceptual Special Use Application Plan for Malloy Ford

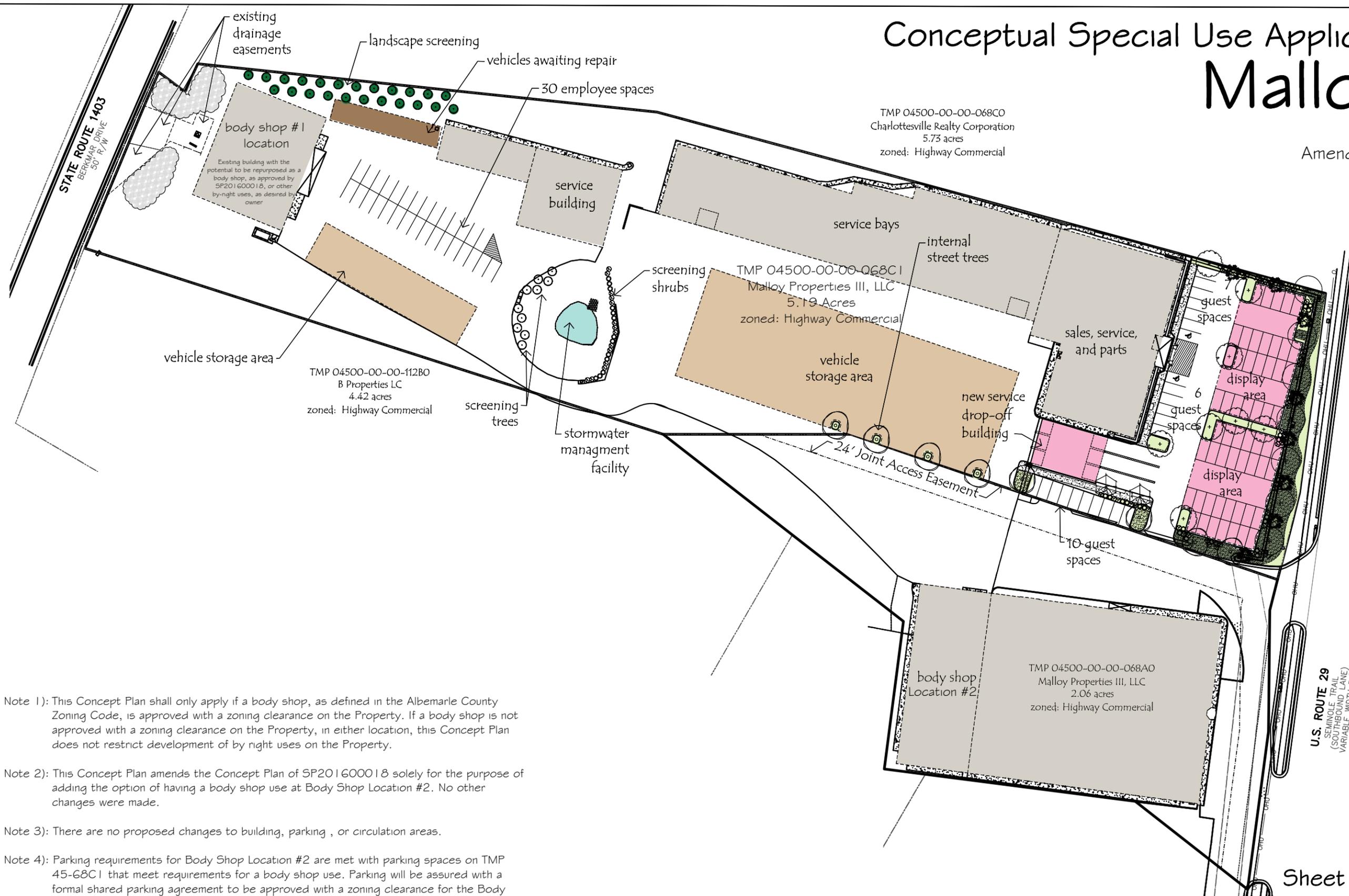
SP 201800005  
 Amendment to SP 201600018  
 May 21, 2018  
 revised July 11, 2018

TMP 04500-00-00-068C0  
 Charlottesville Realty Corporation  
 5.73 acres  
 zoned: Highway Commercial

TMP 04500-00-00-068C1  
 Malloy Properties III, LLC  
 5.19 Acres  
 zoned: Highway Commercial

TMP 04500-00-00-112B0  
 B Properties LC  
 4.42 acres  
 zoned: Highway Commercial

TMP 04500-00-00-068A0  
 Malloy Properties III, LLC  
 2.06 acres  
 zoned: Highway Commercial



Note 1): This Concept Plan shall only apply if a body shop, as defined in the Albemarle County Zoning Code, is approved with a zoning clearance on the Property. If a body shop is not approved with a zoning clearance on the Property, in either location, this Concept Plan does not restrict development of by right uses on the Property.

Note 2): This Concept Plan amends the Concept Plan of SP201600018 solely for the purpose of adding the option of having a body shop use at Body Shop Location #2. No other changes were made.

Note 3): There are no proposed changes to building, parking, or circulation areas.

Note 4): Parking requirements for Body Shop Location #2 are met with parking spaces on TMP 45-68C1 that meet requirements for a body shop use. Parking will be assured with a formal shared parking agreement to be approved with a zoning clearance for the Body Shop use.

Note 5): All outdoor storage and display of vehicles shall remain consistent with the conditions approved with SP 2016-11.

Sheet 1 : Overview Exhibit



Graphic Scale: 1"=80'

**SHIMP ENGINEERING, P.C.**

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201 E. MAIN ST, SUITE M  
 CHARLOTTEVILLE, VA 22902

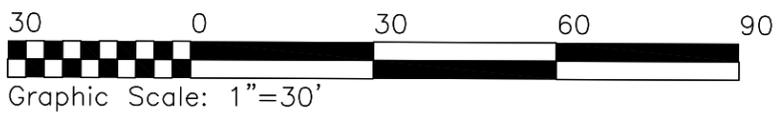
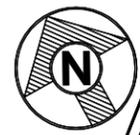
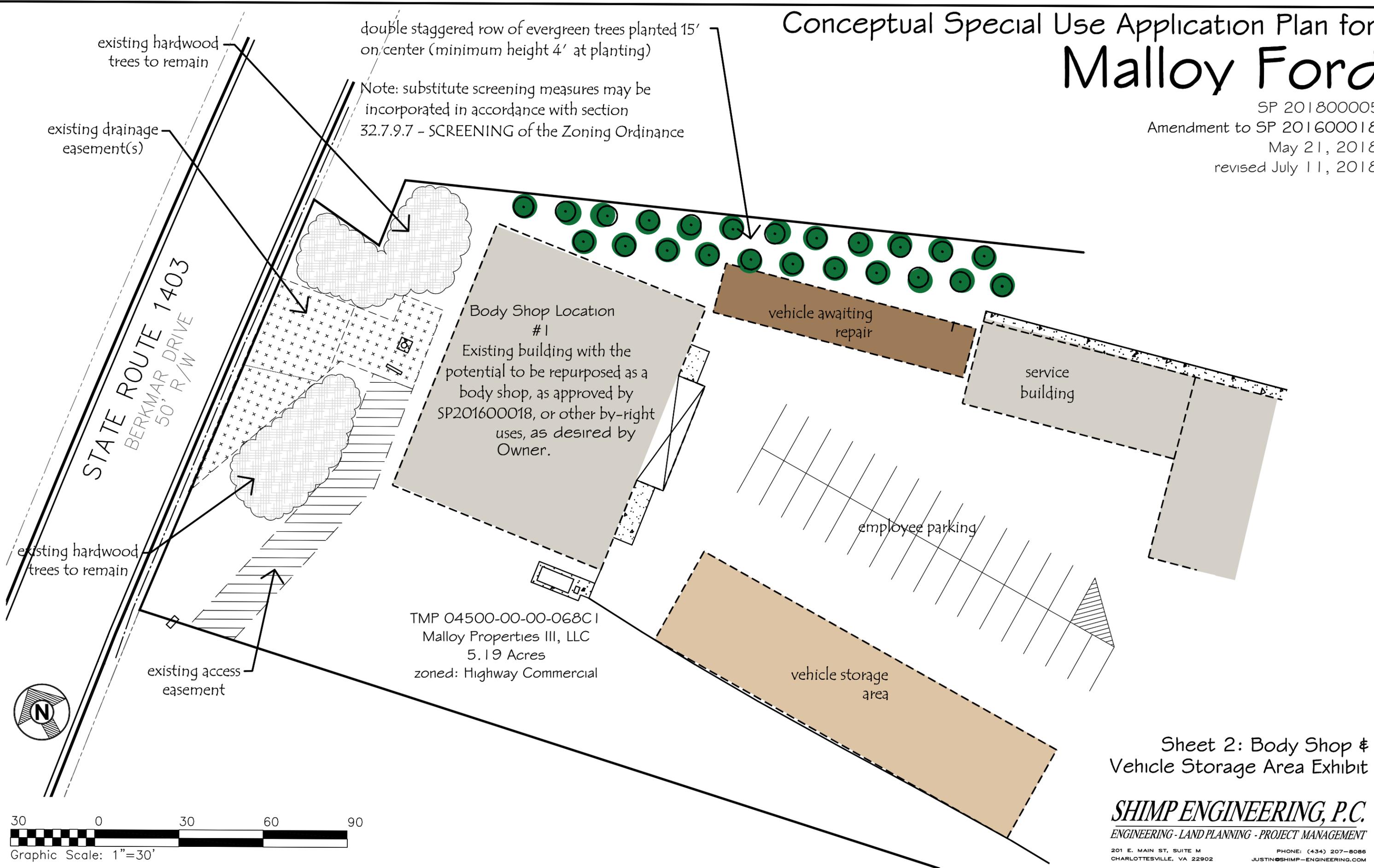
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double staggered row of evergreen trees planted 15' on center (minimum height 4' at planting)

Note: substitute screening measures may be incorporated in accordance with section 32.7.9.7 - SCREENING of the Zoning Ordinance



Sheet 2: Body Shop & Vehicle Storage Area Exhibit

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SP 201800005

Amendment to SP 201600018

May 21, 2018

revised July 11, 2018

Body Shop  
Location #2  
9,120 SF

TMP 04500-00-00-068A0  
Malloy Properties III, LLC  
2.06 acres  
zoned: Highway Commercial

Remaining portion of  
building not subject  
to SP 2018-\_\_\_\_\_  
30,096 SF

U.S. ROUTE 29  
SEMINOLE TRAIL  
(SOUTHBOUND LANE)  
VARIABLE WIDTH R/W



30 0 30 60 90



Graphic Scale: 1"=30'

Sheet 3: Body Shop Area Exhibit

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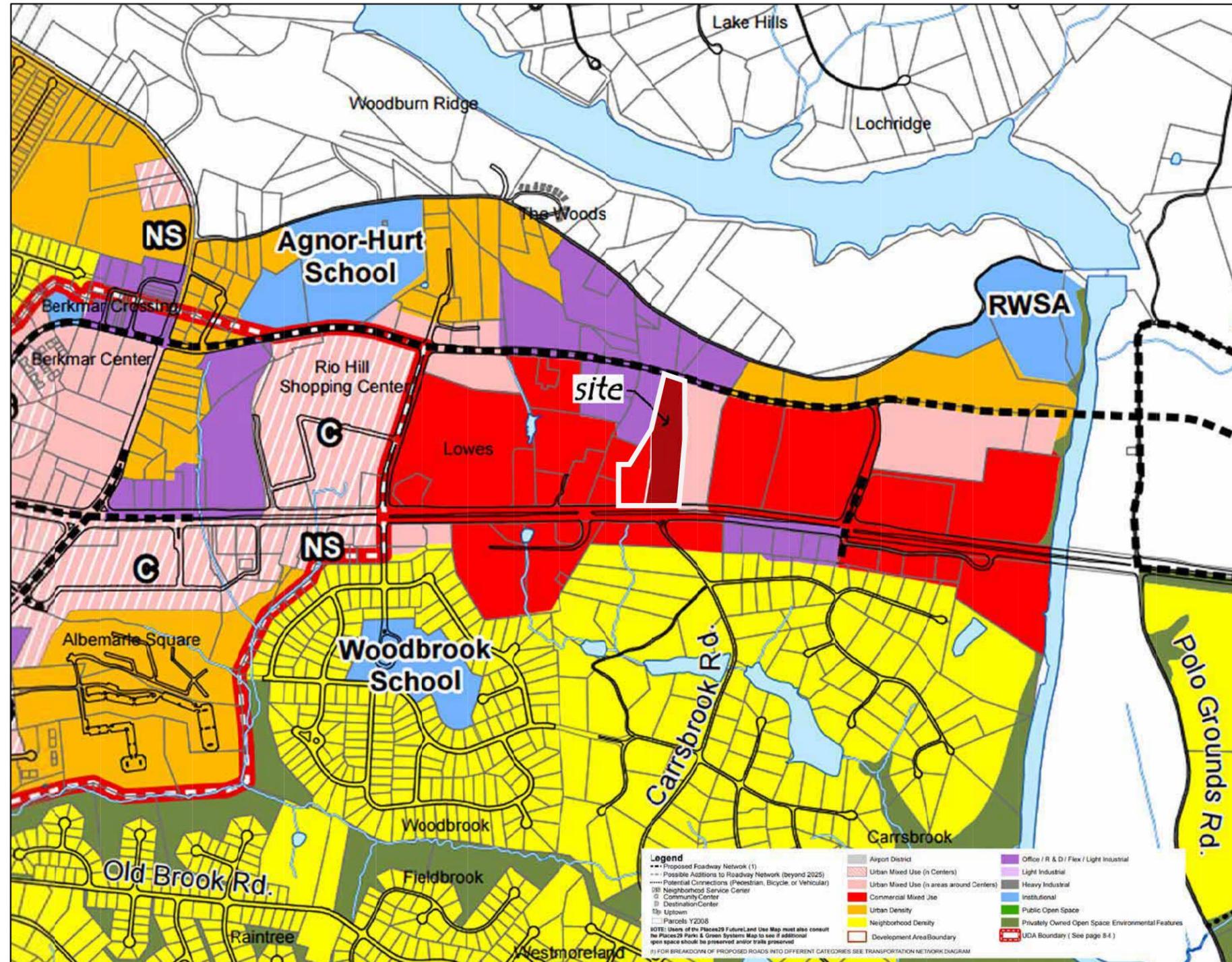
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# Regional Context Map for Malloy Ford

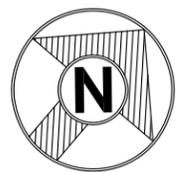
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**Legend**

- Proposed Roadway Network (1)
- Possible Additions to Roadway Network (beyond 2025)
- Potential Connections (Pedestrian, Bicycle, or Vehicular)
- Neighborhood Service Center
- Community Center
- Destination Center
- Uptown
- Parcels Y2008
- Development Area Boundary
- Airport District
- Urban Mixed Use (in Centers)
- Urban Mixed Use (in areas around Centers)
- Commercial Mixed Use
- Urban Density
- Neighborhood Density
- Office / R / D / Flex / Light Industrial
- Light Industrial
- Heavy Industrial
- Institutional
- Public Open Space
- Privately Owned Open Space Environmental Features
- UDA Boundary ( See page 84 )

NOTE: Users of the Places29 Future Land Use Map must also consult the Places29 Parks & Green Systems Map to see if additional open space should be preserved and/or trails preserved.  
 (1) FOR BREAKDOWN OF PROPOSED ROADS INTO DIFFERENT CATEGORIES SEE TRANSPORTATION NETWORK DIAGRAM



Graphic Scale: 1"=1000'

Note: This map is provided by the Albemarle County Places 29 Master Plan and can be found at "Chapter 4: Future Land Use - Places 29 South."

Sheet 4: Regional Context Exhibit

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